

Newton-On-The-Moor, Morpeth, Northumberland

Offers Over £500,000



Full Description

Properties such as this one are rare to the market and will appeal to those looking to easily commute north or south but who would prefer to be surrounded by beautiful countryside. Elizabeth Humphreys Homes are proud to welcome to the market this charming 4 bedroomed stone-built end of terrace property, oozing charm and character, located in the Northumberland village of Newton on the Moor.

The property features beautiful cottage style gardens, parking for up to three cars to the rear, uPVC windows and doors, traditional cottage style internal doors, gas central heating, super-fast fibre connection for the home workers, and all the other usual mains connections.

The stunning sought-after village of Newton on the Moor, in the heart of Northumberland, is perfectly placed for visiting the amazing Northumberland coastline and all the amazing historic parts of Northumberland. Newton on the Moor provides an excellent public house and noted restaurant, The Cook and Barker Inn. The village of Longframlington is a short drive away and offers lots of local services including The Granby Inn, The Village Inn, The Running Fox artisan bakery, a hairdresser, an exceptional award-winning corner shop, an award-winning butchers, and doctors. Newton on the Moor is conveniently

placed within driving distance of larger towns such as Alnwick and Morpeth, which also provide all local services such as supermarkets, doctors' surgeries and leisure facilities. Alnwick offers more with supermarkets, mainstream and boutique shops, lots of restaurants and great leisure facilities. Alnwick is famous for the Castle and Gardens and the new Lilidorei attraction. The Castle was the setting for some of the Harry Potter films. Morpeth, also a drive from Newton on the Moor, has extensive facilities including the Sanderson shopping arcade, a new leisure centre, great schools and a main line train station. Another main line train station can be found at Alnmouth.

A wrought iron gate opens to a block paved path leading through a lovely cottage style front garden, with mature planting and shrubs, to a gravelled area before the front door, with a diamond shaped clear glass window, which is an ideal place to sit with a cup of coffee or a glass of wine.

The front door opens into an L shaped open plan kitchen-diner. This characterful room showcases exposed beams and shaped walls, and the space has been finished with dark wood-look LVT flooring laid in a herringbone design, with a border, creating a stylish look.

As you enter the kitchen, a conveniently placed cupboard offers beneficial shoe storage. The well-equipped kitchen offers a good number of wall and base units with a pale grey shaker style door with brushed chrome door furniture complemented by a light-coloured delicately sparkly quartz-type work surface and an attractive splash back in copper, brown and beige hues. In terms of fitted equipment, there is a NEFF double oven and a microwave oven, an AEG dishwasher, an AEG induction hob beneath a designer Faber extractor fan, again capturing copper tones, a double height pantry cupboard and a bowl and a half stainless steel sink dropped into the work surface with a drainer cut in at the side beneath a window overlooking the rear of the property. There is space to house a free-standing fridge freezer and the Worcester boiler is housed in a wall unit for ease of access. The dining end of the room comfortably accommodates a dining table with accompanying chairs in addition to a dresser. An exposed stone wall forms an attractive feature with a modern radiator ensuring added comfort and underfloor heating.

Adjacent to the kitchen, there is a superb multi use area, with a large window to the rear allowing a wealth of natural light to circulate. This area could be utilised as a utility room if you so wished. A wooden stable door, with a diamond shaped clear glass window, provides external access to the rear garden.

The internal hallway, with a sumptuous grey carpet and three main doors leading off, provides convenient access to the ground floor shower room, a bedroom and the lounge. The shower room is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a sizeable Quadrant shower cubicle, finished with a beautiful green mosaic tile, with a waterfall showerhead and a separate shower head within behind a glass and chrome door, a chrome heated towel rail, an extractor fan, a wall mounted hand wash basin with a mixer tap above and a concealed cistern toilet with a push button. A large deep recessed window, with a solid wooden sill, overlooks the rear allowing a wealth of natural light with additional lighting by way of ceiling spotlights. The porcelain grey

floor tiles work in harmony with the green wall tiles creating a sleek and stylish look.

A door opens to a ground floor bedroom, with a lovely grey carpet and lilac-coloured walls, which benefits from a full bank of fitted cupboards which are fully shelved. Natural light enters via a large window, with a deep sill, capturing pleasant views over the front garden. Further lighting is by way of a pendant ceiling light. This is an ideal room which would facilitate multi-generational living as its proximity to the ground floor shower room is ideal for independence.

The lounge, painted a calming duck egg colour, is a centrally located and is an inviting room which showcases exposed beams and a gorgeous fireplace housing a wood burner set on a tiled slate hearth forming an exquisite focal point. To one side, an alcove offers further space to accommodate additional furniture, to the other the stairs, with a glass panel balustrade, ascending to the first floor. A large window, taking advantage of the lovely front garden views, allows plenty of natural light to circulate with a pendant light adding further brightness which illuminates the wooden floor beautifully. A door leads back to the kitchen-diner creating free flow of movement between the different spaces which is ideal for parties and entertaining guests.

Taking the stairs to the first floor, the landing opens out to three bedrooms brimming with charm and character and taking advantage of breath-taking countryside views, beneficial storage cupboards and the family bathroom. All the bedrooms are tastefully decorated allowing the easy addition of accent colour should you so wish.

The primary bedroom is a super king-sized room taking full advantage of the panoramic countryside vista. Additional lighting is by way of wall lights and ceiling spotlights. This is a wonderfully relaxing space.

Bedroom 2, with a shaped ceiling, is a U-shaped room opening out onto the extended part of the property to the rear. The picture window, almost floor to ceiling, captures the most gorgeous far-reaching views over the fields and countryside beyond. This room offers a substantial storage cupboard.

Bedroom 3 is a single room with sloped ceilings and exposed beams, incorporating a Velux window to the rear allowing a wealth of natural light to circulate. The current owners utilise this room as a home office.

The bathroom is stunning and beautifully designed to provide the ultimate bathing experience. Two steps lead up to a platform-mounted 'Coppersmith Creations' double ended deep copper bath, with free standing copper mixer tap, which is located below a window allowing you to appreciate the stunning views or enjoy star gazing. The area around the bath is finished with stone coloured half height tiling which complements the bath perfectly and which are illuminated by two pendant light fittings. There is an industrial-type wood finished wall hung vanity unit with a distressed metal copper-coloured surface with a copper hand wash basin on top, the style of which matches the bath. Above, there is a concealed tap extending from the tiled wall and above that, there is a wall mounted mirrored storage cupboard. The toilet is traditional in style with a high-level

cistern. In addition, there is a beautiful copper towel rail and an impressive walk-in shower space with a brushed copper waterfall shower head and a separate shower head within and a niche ideal for those shower accessories. The grey non-slip flooring completes the look beautifully with muted glazed green tiling, set in a herringbone pattern, and the wood effect ceramic floor tiles with underfloor heating finishing the remainder of the room: a simply stunning look and choice of décor.

To the rear of the property there is a lane, with shared access, which extends behind the terrace of houses and provides entry to the parking area, for three to four cars, a garden store and a sizeable garden shed. The rear garden is framed by mature trees and attractive shrubs and there are some raised vegetable beds and a lovely seating area ideal for al fresco dining beneath a pergola, with festoon lighting and with two swinging chairs perfect for relaxing in the sunshine after a busy day. The garden extends down to a Shepherd's hut, with a decked area, overlooking the stunning open countryside. This is currently utilised as a second office but also incorporates a bed which makes this space incredibly versatile. This is a once in a life-time opportunity to purchase a stunning property boasting breath-taking views and offering a unique blend of contemporary and traditional country cottage living. The home needs septic tank upgrades.

Tenure: Freehold
Council tax Band: D £2416.03
EPC: c

Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you



Features

- Stunning stone cottage
- Parking for up to 3 cars
- Car charging point
- Fabulous main bathroom with copper bath
- Period features
- Shepherds Hut
- Gardens
- Walk to village pub
- Good transport links

Contact Us

EH Homes

Casey Lodge Park Road,
Swarland
Morpeth
Northumberland
NE65 9JD
T: 01665 661170
E: info@eh-homes.co.uk













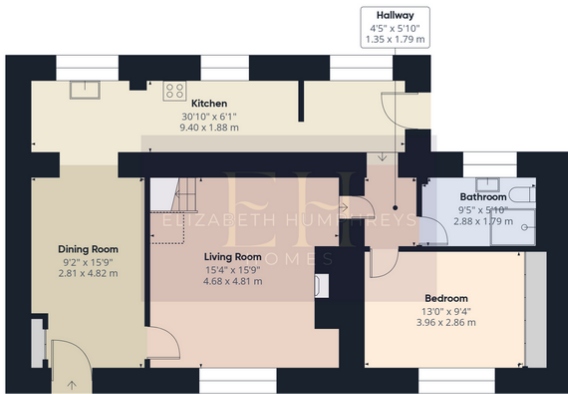
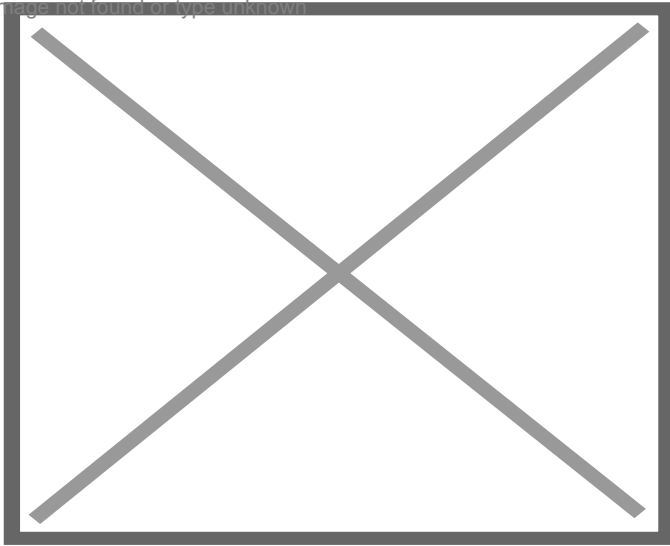




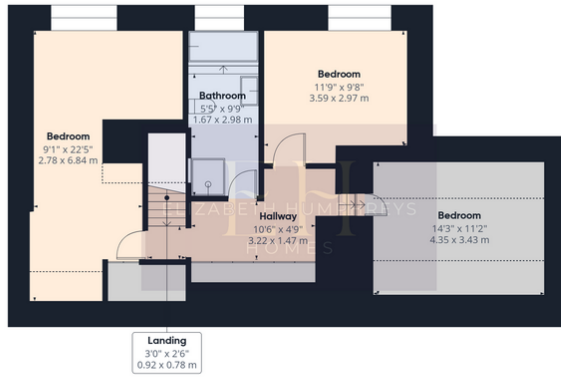
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	70
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	81
(69-80) C	
(55-68) D	65
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(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales EU Directive 2002/91/EC	

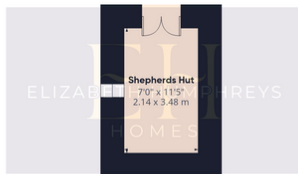
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area^m

1578 ft²
146.6 m²

Reduced headroom

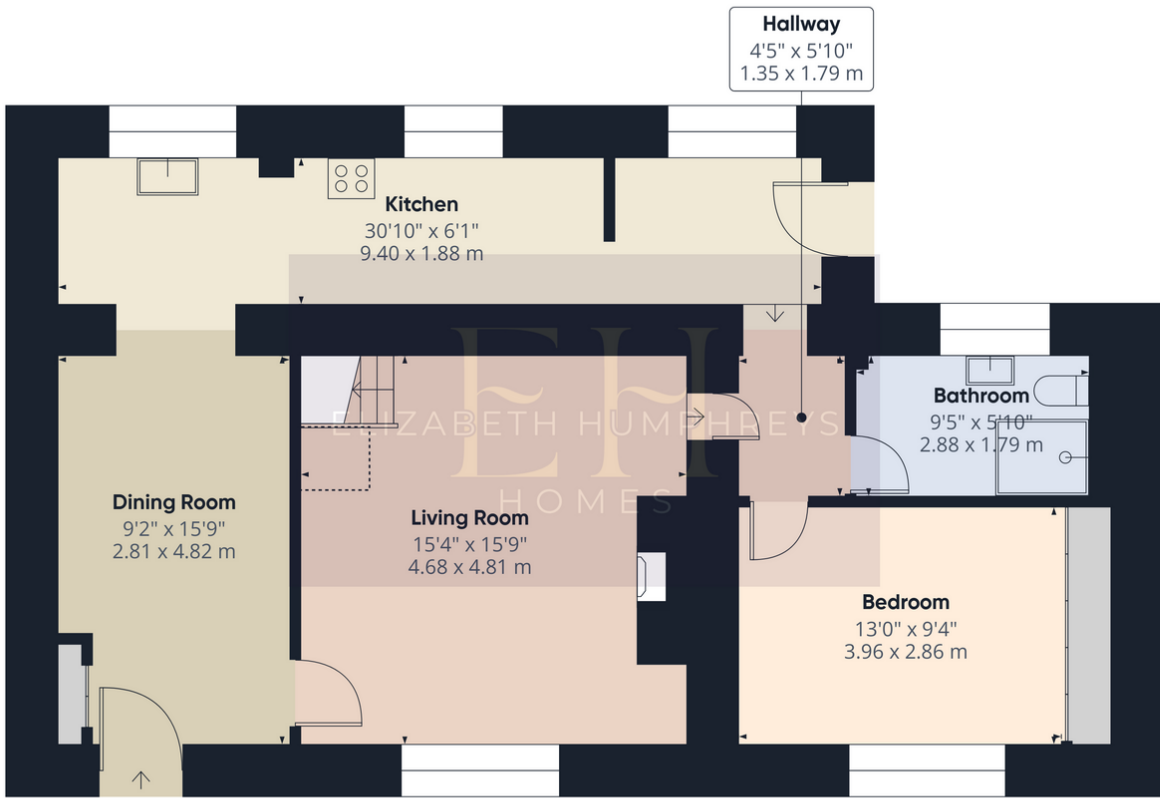
108 ft²
10 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 1

Approximate total area⁽¹⁾
806 ft²
74.9 m²

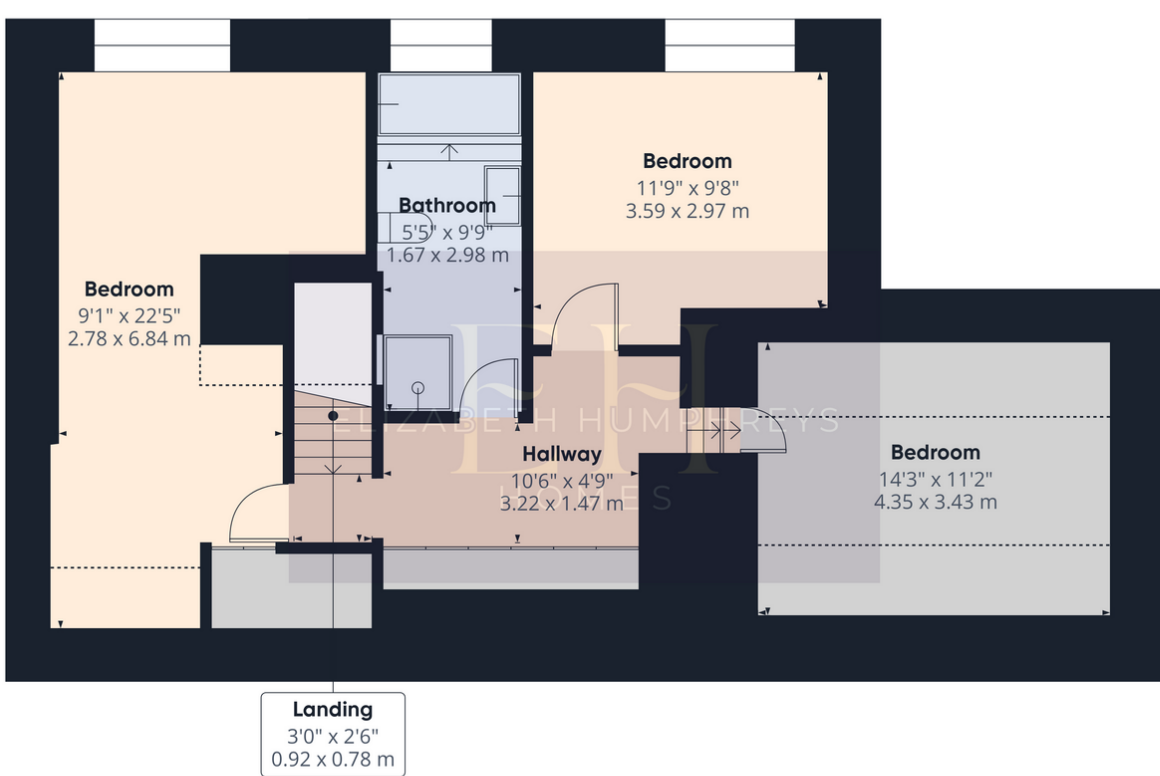
Reduced headroom
7 ft²
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

Approximate total area⁽¹⁾
691 ft²
64.2 m²

Reduced headroom
101 ft²
9.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Shepherd's Hut

7'0" x 11'5"
2.14 x 3.48 m

Ground Floor Building 2

Approximate total area⁽¹⁾
81 ft²
7.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.